



CITY OF ALBANY
DEPARTMENT OF DEVELOPMENT & PLANNING

GERALD D. JENNINGS
Mayor

MICHAEL J. YEVOLI
Commissioner

BOARD OF ZONING APPEALS

**Wednesday, April 10, 2013
AGENDA**

**City Hall, 2nd Floor
Common Council Chambers
(unless otherwise announced on the City's website)
5:30 pm**



21 Lodge Street
Albany, NY 12207
518.434.2532
(fax) 518.434.9846
sustainability@ci.albany.ny.us
www.albanysustainability.org

**ECONOMIC DEVELOPMENT
CAPITALIZE ALBANY CORPORATION**
21 Lodge Street
Albany, NY 12207
518.434.2532
(fax) 518.434.9846
development@capitalizealbany.com
www.capitalizealbany.com

**NEIGHBORHOOD &
LONG-RANGE PLANNING**
21 Lodge Street
Albany, NY 12207
518.434.2532
(fax) 518.434.9846
albany2030@ci.albany.ny.us

LAND USE PLANNING
200 Henry Johnson Boulevard
Albany, NY 12210
(fax) 518.434.5294

**Board of Zoning Appeals
Planning Board**
518.445.0754
zoningb@ci.albany.ny.us

Historic Resources Commission
518.434.5271
planning@ci.albany.ny.us

**HOUSING &
COMMUNITY DEVELOPMENT**
200 Henry Johnson Boulevard
Albany, NY 12210
518.434.5265
(fax) 518.434.5242
communitydevelopment@
ci.albany.ny.us



www.albanyny.gov
www.albany2030.org

1. Case # 10-11, 2078

Conditional review of the case of Tierra Farm Coffee Roaster, LLC regarding the premises located at 1038-1040 AKA 1036 Madison Avenue and relative to a conditionally approved Special Use Permit pursuant to §375-27 and §375-71C of the City of Albany Zoning Ordinance that allowed for the addition of alcohol service to an existing coffee shop. Restaurants serving alcohol are a special permit use in the C-1 Neighborhood Commercial zoning district and the Special Use Permit was granted subject to a review in six (6) months time.

2. Case # 10-11, 2082

Conditional review of case of Shogun Restaurant / Frank Lee regarding the premises located at 457 Madison Avenue and relative to conditionally approved Special Use Permits pursuant to §375-27 and §375-71C of the City of Albany Zoning Ordinance that allowed for the establishment of a restaurant serving alcohol with take-out and delivery service. Restaurants serving alcohol and take-out and delivery restaurants are special permit uses in the C-1 Neighborhood Commercial zoning district and the Special Use Permit was granted subject to a review in six (6) months time.

3. Case # 4-13, 4095

The case of Rain Restaurant / Frank Lee c/o Keith Cramer, Architect regarding the premises located at 259 Lark Street requesting a Special Use Permit pursuant to §375-27 and §375-72C of the City of Albany Zoning Ordinance to allow for the establishment of a restaurant. The proposed restaurant is a special permit use in the C-O Commercial Office zoning district.

4. Case # 4-13, 4090

The case of Barton Associates c/o Omni Management Group, Ltd. regarding the premises located at 2 Clara Barton Drive requesting a Parking Lot Permit pursuant to §375-174 of the City of Albany Zoning Ordinance to allow for a 27-space expansion of an existing 192-space parking lot. Authorization of the Board is required for the parking, storage or garaging for more than four (4) vehicles.

5. Case # 4-13, 4091

The case of 651-663 Central Avenue, LLC c/o Lewis Sign Co., LLC regarding the premises located at 663 Central Avenue requesting an Area Variance pursuant to

§307-7B of the City of Albany Sign Ordinance to allow a 3.41' x 4.25' freestanding electronic message board sign. No sign is permitted to be illuminated or contain flashing, intermittent rotating or moving lights except to show time and/or temperature.

6. Case # 4-13, 4092

The case of Mary Lombardo regarding the premises located at 96 Grove Avenue requesting an Area Variance pursuant to §375-26 and §375-98D of the City of Albany Zoning Ordinance to allow for the installation of six (6)-foot solid, vinyl fencing on a corner lot. Fences exceeding four (4) feet in height and greater than 60% solidity are not permitted to be located in any yard with street frontage in a residential zoning district.

7. Case # 4-13, 4093

The case of Ramona Barry regarding the premises located at 44 AKA 40-48 South Pearl Street requesting an Interpretation pursuant to §375-7, §375-25 and §375-74 of the City of Albany Zoning Ordinance to determine if the proposed use of the space is consistent with that of a tavern and would therefore be a permitted use in the C-3 Central Business zoning district. February 13, 2013 and March 13, 2013 determinations of the Zoning Administrator indicate that a Special Use Permit is required for use as a "lounge & restaurant" and a "Platinum Pub / Tavern," respectively.

BZA Contact Information

Brad Glass

glassb@ci.albany.ny.us

Phone: (518) 445-0754